



PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: S09-III-UP2
Publication Date TBD

GENERAL LOCATION: North of Dulles Toll Road,
West of Elden Street

SUPERVISOR DISTRICT: Dranesville

PLANNING AREA: III

PLANNING DISTRICT: Upper Potomac

SUB-DISTRICT DESIGNATION:

UP4-Greater Herndon Community Planning Sector

PARCEL LOCATION: 16-1 ((1)) 7A, 7B, 8, 9

PLANNING COMMISSION PUBLIC HEARING:
To be determined

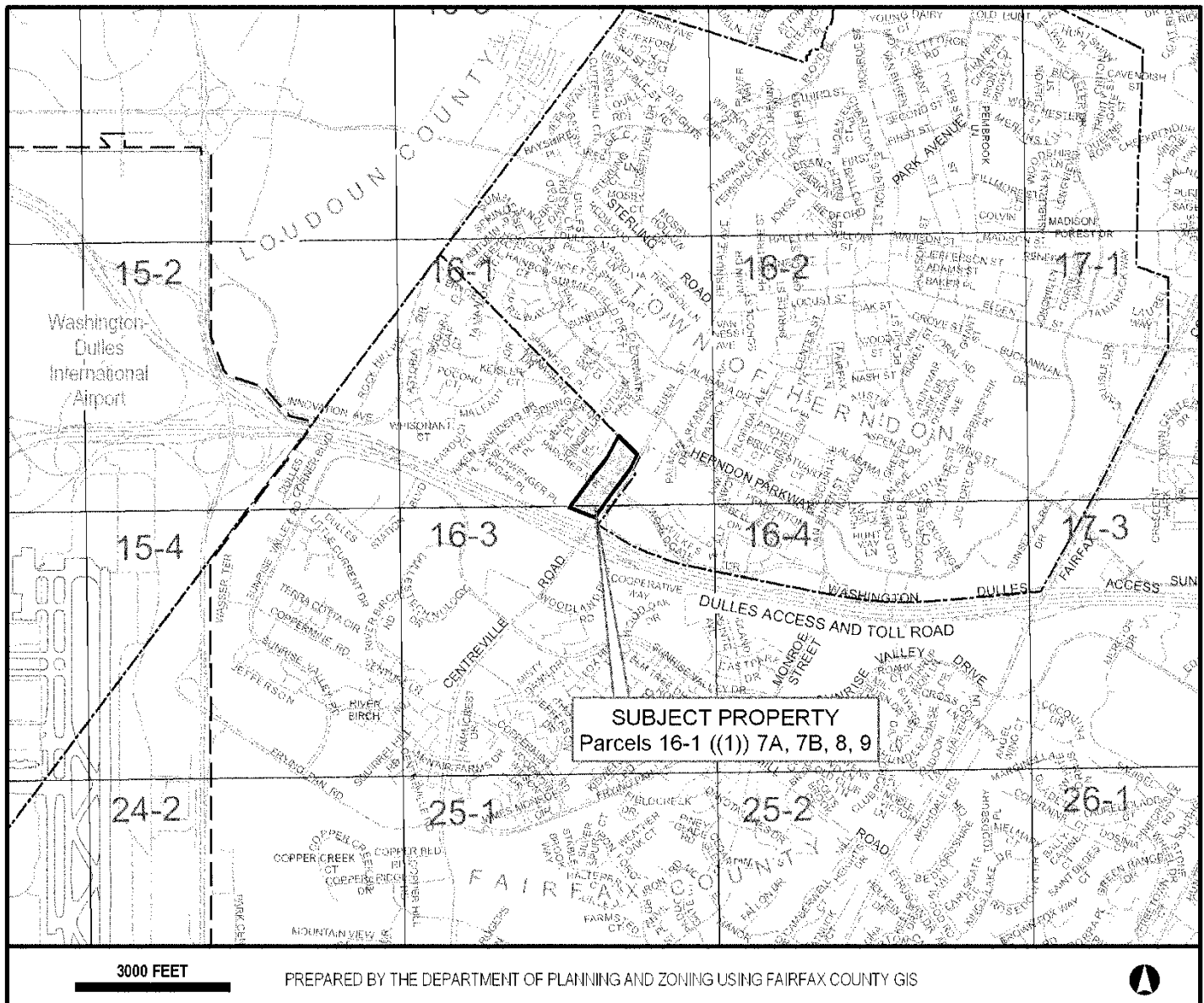
BOARD OF SUPERVISORS PUBLIC HEARING:
To be determined

**PLANNING STAFF RECOMMENDATION FOR
THIS ITEM FOR PLAN AMENDMENT TO BE
DETERMINED**

For additional information about this amendment call (703) 324-1380.



Reasonable accommodation is available upon 7 days
advance notice. For additional information about
accommodation call (703) 324-1334.



PLAN AMENDMENT: S09-III-UP2**BACKGROUND**

On July 13, 2009, the Board of Supervisors (Board) authorized staff to initiate a planning study of non-residential areas in proximity to the Route 28/CIT station that had not previously been addressed as part of the 2008-2009 Area Plan Review process. In addition to areas south of the Dulles Toll Road being addressed by the Rt. 28 Station – South Work Group, the authorization included commercially zoned property north of the Dulles Toll Road. This staff report addresses the approximately 16 acre area on the west side of Centreville Road and Elden Street that includes parcels 16-1((1))7A, 7B, 7C, 8, and 9. As the Board has authorized staff to study the areas proximate to other planned Metrorail stations in the Dulles Corridor, the Board authorized staff to review Plan guidance for this area.

CONTEXT

General Location: The subject area consists of five parcels totaling 16.11 acres which are located north of the Dulles Toll Road and west of Centreville Road and it's transition to Elden Street. Parcher Avenue is an east-west road that bisects the subject properties.

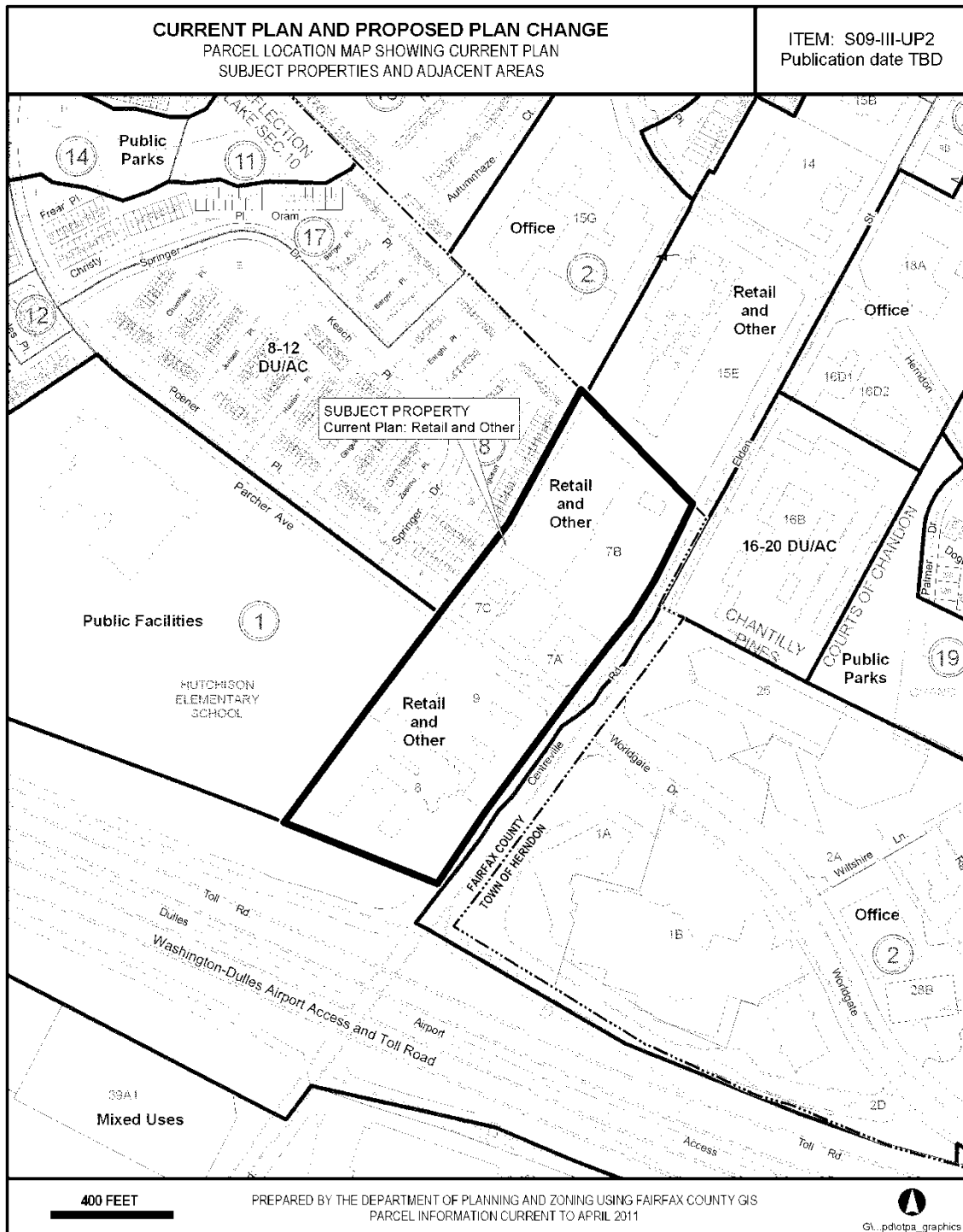
Planned and Existing Land Use and Zoning

Subject Property: The subject property is planned for Retail and Other on the Comprehensive Plan Map. There is no site specific Plan text in the Comprehensive Plan. The area north of Parcher Avenue (Parcels 61-1((1))7A, 7B and 7C) is zoned C-6 (Community Retail) and is developed with a department store, bank with drive-through service, gasoline station and convenience store. The area south of Parcher Avenue (Parcels 61-1((1))8 and 9) is zoned C-8 (Highway Commercial District) and is developed with a hotel and carry-out restaurants. The chart below provides more details.

Tax Map Number	Current Use	Land Area (acres)	Development (square feet)	Year Built	Comprehensive Plan	Zoning
16-1((1))7A	Sunoco Service Station	0.76	1,995	1973	Retail & Other	C-6
16-1((1))7B	Kohl's Department Store, BB& T Bank	7.08	112,005	1994	Retail & Other	C-6
16-1((1))7C	7-Eleven Convenience Store	0.41	2,595	1972	Retail & Other	C-6
16-1((1))8	Crowne Plaza Hotel	4.50	175,828	1987	Retail & Other	C-8
16-1((1))9	Bertucci's, Taco Bell & Wendy's Carry-Out Restaurants	3.36	13,223	1993	Retail & Other	C-8

ADOPTED COMPREHENSIVE PLAN TEXT

There is no site specific Plan text for the subject property. General Plan guidance for this planning sector indicates that Fairfax County and the Town of Herndon should coordinate planning efforts to ensure land use compatibility.



PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN

ADD: Fairfax County Comprehensive Plan, 2011 Edition, Area III, Upper Potomac Planning District, as amended through 6-19-2012; UP4 – Greater Herndon Community Planning Sector, Land Use Recommendations, a new recommendation (#11), page 135:

Parcels 16-1((1))7A, 7B, 7C, 8, and 9 are planned for retail and other uses. The currently approved retail and hotel uses are planned to remain. Pedestrian access within these commercial uses and to the surrounding neighborhood and commercial uses should be encouraged. Improvements to the existing vegetated buffer between the commercial uses and the Reflection Lakes community should be encouraged to ensure an effective buffer and transition between uses.